



Thirlmere Avenue | Marden Estate | NE30 3UN

**£340,000**

Showcasing a beautiful open aspect on the highly sought after Thirlmere Avenue, within Marden Estate. This lovely family home has been nurtured by the current family for many, many years and is being reluctantly sold. Available with no onward chain and within catchment for popular local schools, shops, amenities, bus routes and a short drive to Cullercoats Metro, Beach and Whitley Bay town centre, what's not to love!! With a spacious entrance lobby and hallway, downstairs cloaks/w.c., front facing lounge enjoying the aspect with modern, electric fire, separate dining room, conservatory with French doors opening out to the rear garden, stylish, re-fitted kitchen with integrated appliances, separate utility with access to the garden and into the attached garage. First floor landing area, three excellent sized bedrooms, all with fitted wardrobes, contemporary re-fitted shower room with separate w.c. Large, enclosed, low maintenance rear garden with patios, mature shrubs and privacy hedging, shed, outside tap. to the front there is also a large garden area, landscaped and well maintained with superb sized driveway and garage.

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**Sought After Semi-Detached Home**

**Close to Popular Schools**

**Short Drive to Cullercoats Beach**

**Large Garden, Drive and Garage**

**Entrance Lobby and Hallway**

**Two Separate Reception Rooms**

**Conservatory, Stylish Re-Fitted Kitchen**

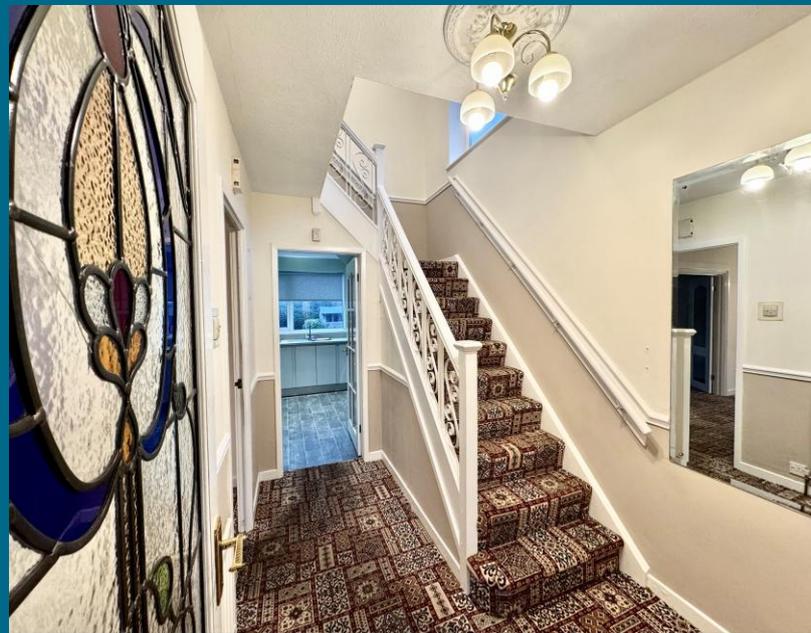
**Three Bedrooms, Bathroom**



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**ENTRANCE LOBBY:** door with leaded light insert to:

**ENTRANCE HALLWAY:** Impressive hallway with turned staircase to the first floor, panelling to walls, door to:

**DOWNSTAIRS CLOAKS/WC.:** low level w.c., hand washbasin, double glazed window, laminate flooring

**LOUNGE:** (front): 15'1 x 13'0, (4.59m x 3.96m), into alcoves, feature brick fireplace, modern electric fire, radiator, coving to ceiling, double glazed window enjoying open aspect, fitted wall lights, double doors through to:

**DINING ROOM:** (rear): 11'0 x 10'8, (3.35m x 3.25m), double glazed doors into conservatory, radiator

**CONSERVATORY:** 9'2 x 8'0, (2.79m x 2.44m), beautifully overlooking the rear garden and with double glazed French door opening out, laminate flooring

**KITCHEN:** (rear): 10'8 x 9'0, (3.25m x 2.74m), a stunning, re-fitted family kitchen incorporating a range of stylish base, wall and drawer units, co-ordinating worktops, single drainer sink unit with mixer taps, integrated eye level electric oven, gas hob, integrated fridge and freezer, pantry cupboard, double glazed window, spotlights to ceiling, tiled floor, door to:

**UTILITY ROOM:** (rear): 5'6 x 4'5, (1.68m x 1.34m), plumbed for automatic washing machine, door out to the garden, door to garage

**GARAGE:** 18'2 x 7'6, (5.53m x 2.29m), combination boiler, up and over garage door, coal cupboard

**FIRST FLOOR LANDING AREA:** double glazed window, door to:

**BEDROOM ONE:** (front): 14'8 x 10'9, (4.47m x 3.28m), including depth of fitted wardrobes, providing ample hanging and storage space, radiator, double glazed window enjoying views over the front open aspect

**BEDROOM TWO:** (rear): 11'7 x 11'0, (3.53m x 3.35m), excluding depth of wardrobes, double glazed window, fitted wardrobes providing ample hanging and storage space, radiator

**BEDROOM THREE:** (front): 10'0 x 8'7, (3.05m x 2.62m), radiator, double glazed window overlooking front open aspect, fitted wardrobes

**SHOWER ROOM:** A stylish, re-fitted shower room, comprising of, shower cubicle, electric shower, pedestal washbasin, airing cupboard, loft access, double glazed window, radiator, feature panelling and tiling

**SEPARATE W.C.:** low level w.c. with push button cistern, double glazed window, fully tiled walls

**EXTERNALLY:** A gorgeous, low maintenance rear garden of excellent proportions. Lovingly thought out by the current owners and providing superb outdoor space. With paving, patio areas, shed, feature shrubs and privacy hedging, brick-built BBQ, outside tap. To the front there is a landscaped garden area, long double length driveway and garage

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ADSL Copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band:** C

**EPC Rating:** D

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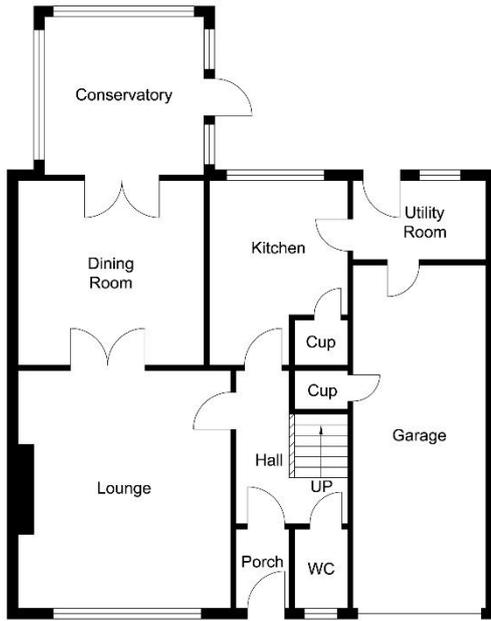
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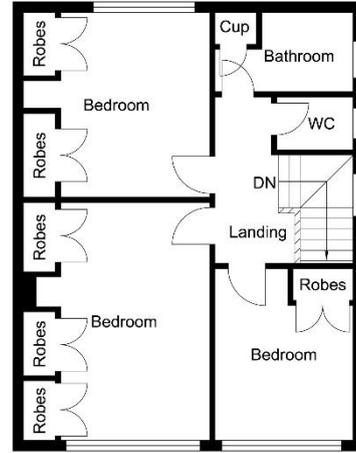


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Ground Floor



First Floor

54 Thirlmere Avenue

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		